





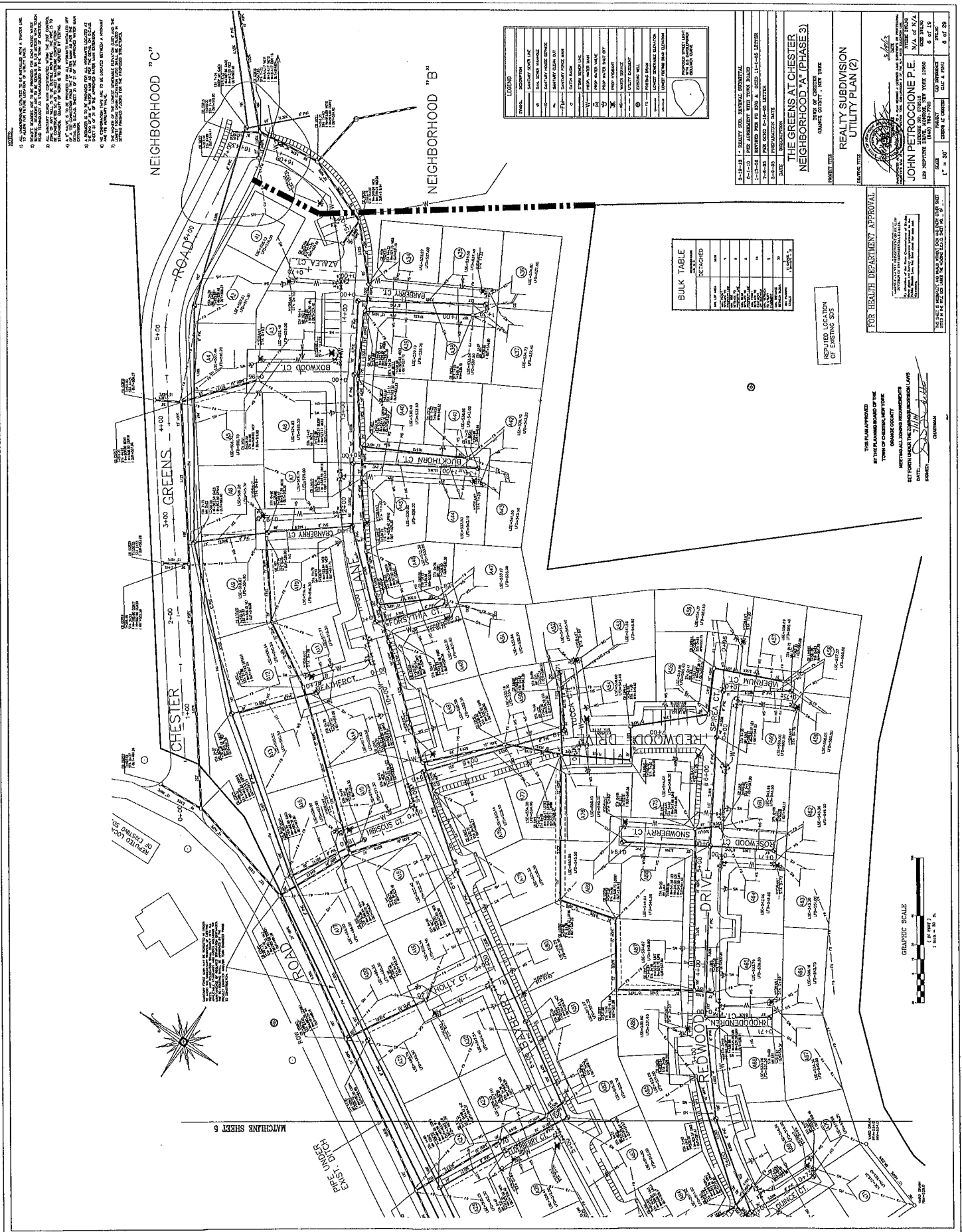


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COMPONENT	COARSE	LENGTH
C-1	LS-10-20-20-20	20"
	LS-10-20-20-20	20"
	LS-10-20-20-20	3.0"
	LS-10-20-20-20	3.0"
	LS-10-20-20-20	4.0"
AREA = 4334 S.F.		
C-2	LS-10-20-20-20	20"
	LS-10-20-20-20	20"
	LS-10-20-20-20	4.0"
	LS-10-20-20-20	4.0"
	LS-10-20-20-20	10.0"
AREA = 4194 S.F.		

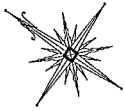
PARKING SUMMARY					
NAME	LOTS	DRIVE-INS	POWER	STAY	PERMITS
			IN 125	PERMITS	IN 125
ALCANTARA-CDP A	88	34	118	253	2.86
ALCANTARA-CDP B	82	111	164	263	5.48
ALCANTARA-CDP C	86	30	132	167	3.83
TOTAL	237	228	474	702	2.56











THIS PLAN APPROVED  
BY THE PLANNING BOARD OF  
TOWN OF CHESTER, NEW YORK  
ON 11/17/11  
DATE: 11/17/11  
SIGNED: [Signature]  
CHAIRMAN

LEGEND	
SYMBOL	DESCRIPTION
1	SWAMPY SOFT LUG
2	SOIL SWAMPY MOUND
3	SWAMPY MOUND
4	SWAMPY MOUND
5	SWAMPY SOFT LUG
6	SWAMPY SOFT LUG
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BULK TABLE		DETACHED	
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53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100

DATE	DESCRIPTION	PREPARATION DATE	PER OGD	FOR ENG & OGD	1-1-05 LETTER	THIS AGREEMENT FOR TOWN ROAD	REALTY SITS. RENTAL POTENTIAL
2-10-15							
6-1-10							
1-15-00							
7-8-00							
2-3-00							

THE GREENS AT CHESTER  
NEIGHBORHOOD "B" (PHASE 1)

TOWN OF CHESTER  
GRANDE COURTE • NEW YORK

PAGE TWO

REALTY SUBDIVISION  
UTILITY PLAN (2)

FOR HEALTH DEPARTMENT APPROVAL

THE JOURNAL OF LAW, ECONOMICS, & ORGANIZATION, V16 N1

By direction of the State Commissioner of Health  
 CHARLES SCOTT FRY, M.D., Director  
 DIVISION OF ENVIRONMENTAL HEALTH

1. **Author(s)** \_\_\_\_\_  
 2. **Title** \_\_\_\_\_  
 3. **Journal** \_\_\_\_\_  
 4. **Volume** \_\_\_\_\_  
 5. **Issue** \_\_\_\_\_  
 6. **Page(s)** \_\_\_\_\_  
 7. **Year** \_\_\_\_\_  
 8. **DOI** \_\_\_\_\_  
 9. **URL** \_\_\_\_\_  
 10. **Accession Number** \_\_\_\_\_  
 11. **Keywords** \_\_\_\_\_  
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 13. **Notes** \_\_\_\_\_  
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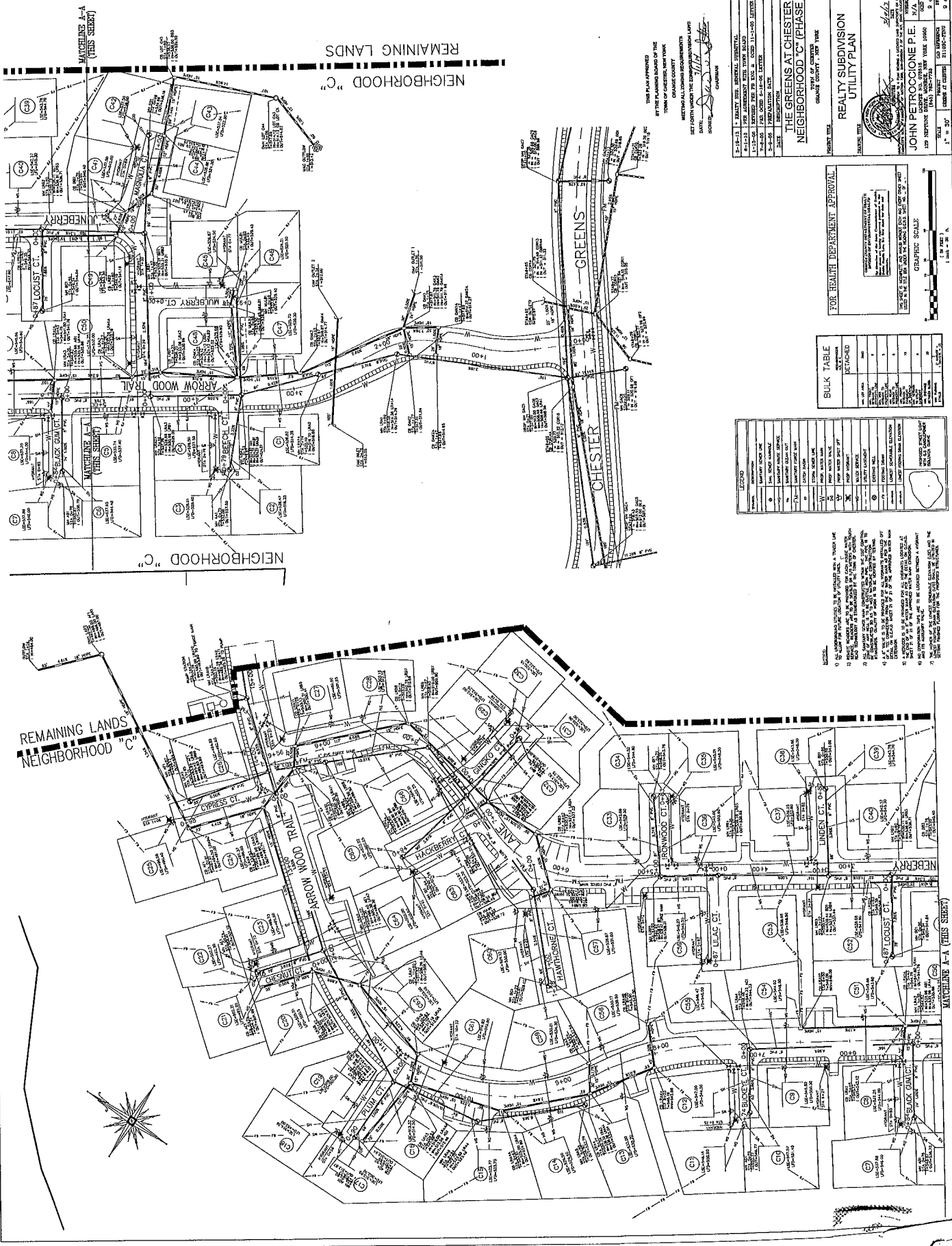
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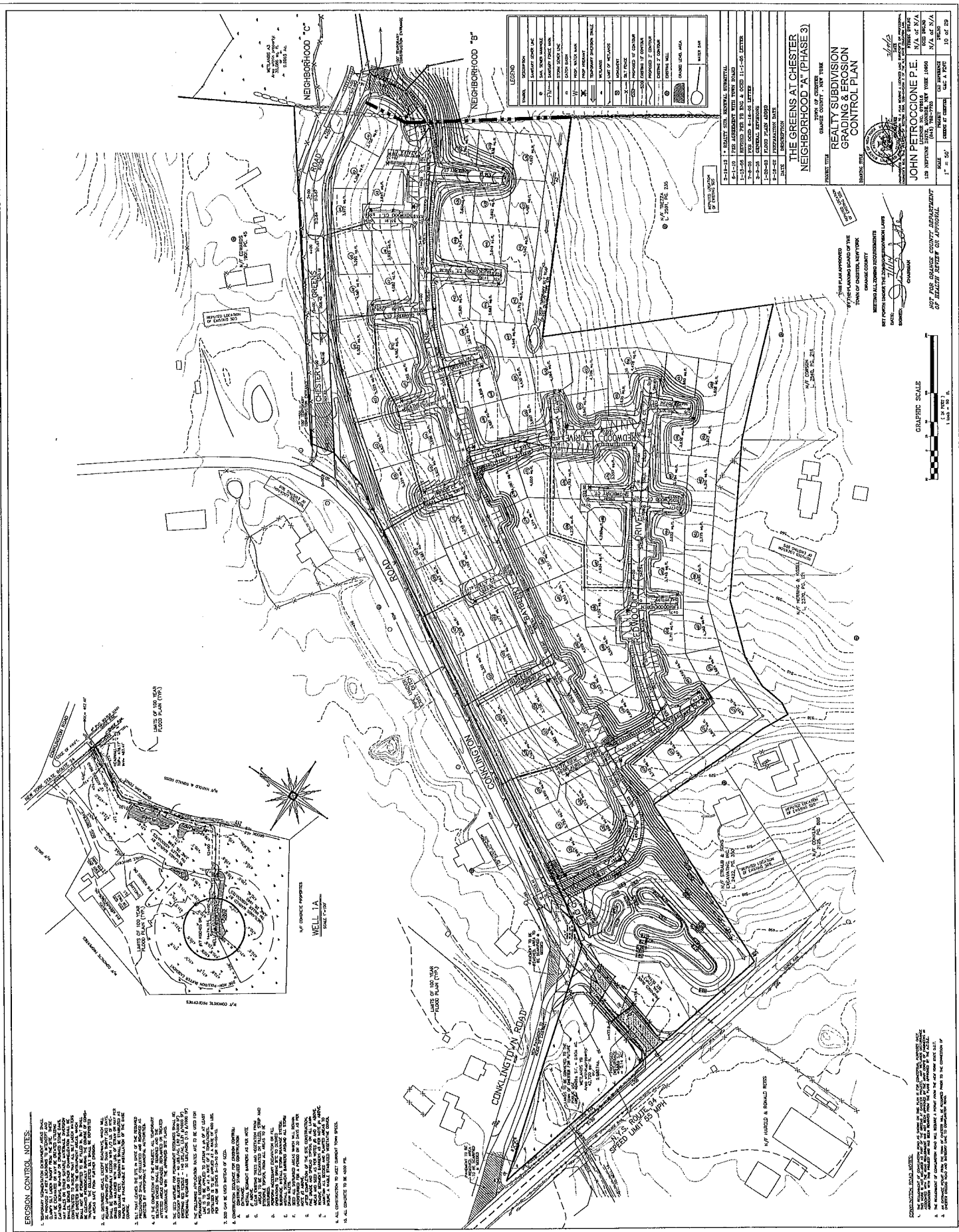
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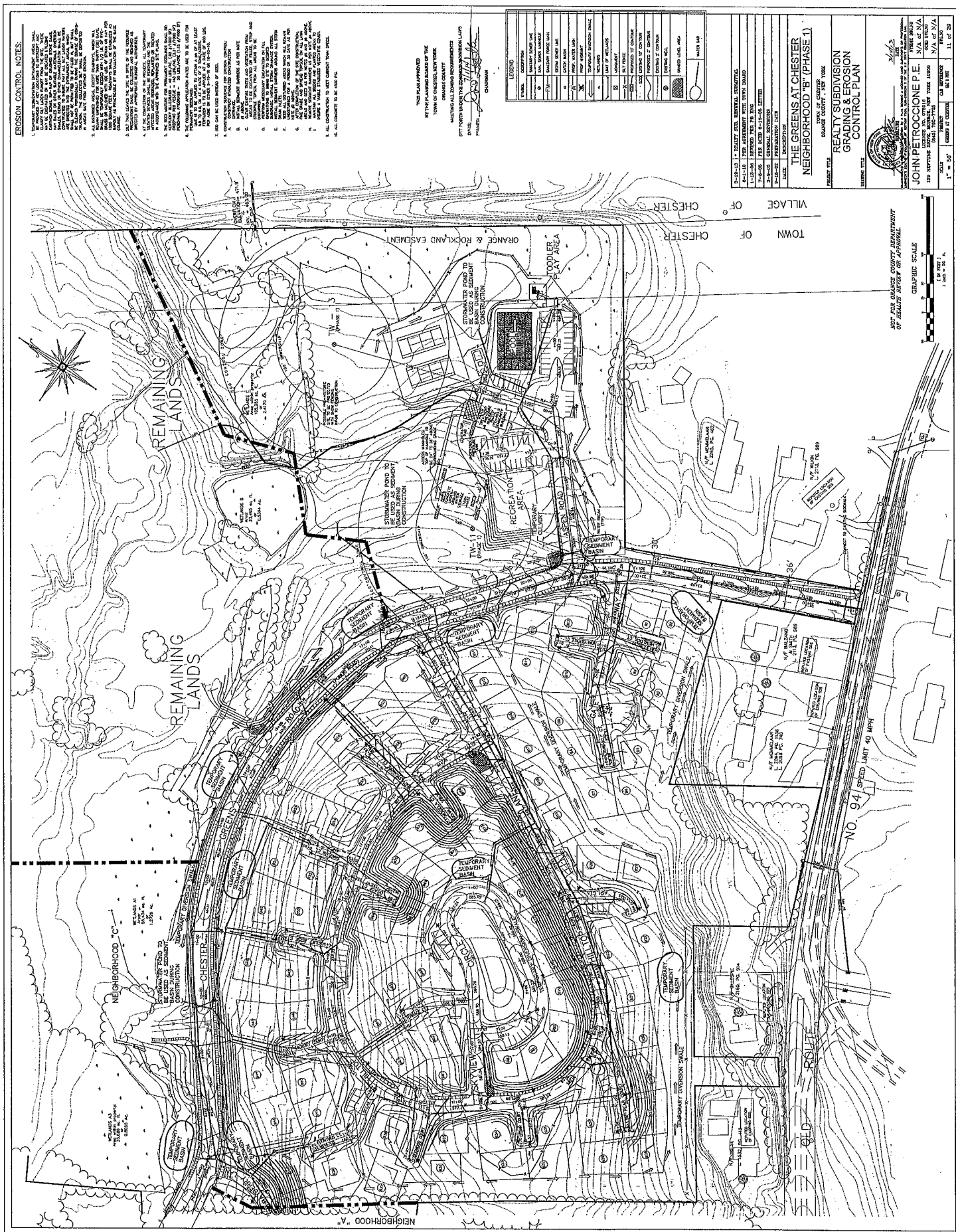
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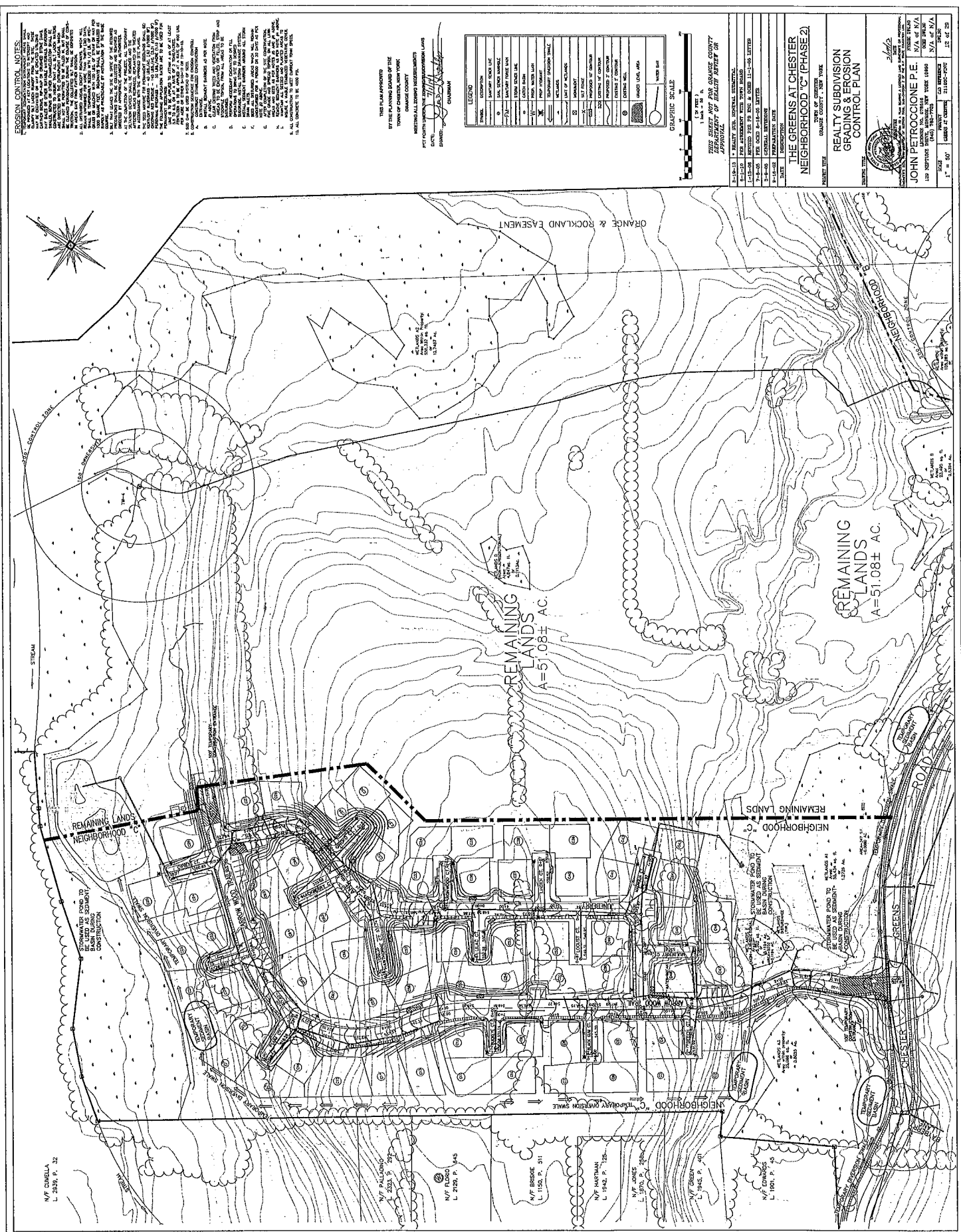














THIS SHEET CONTAINS PROFILES OF:  
BAYBERRY LANE  
BODWOOD CT.  
BAYBERRY LANE

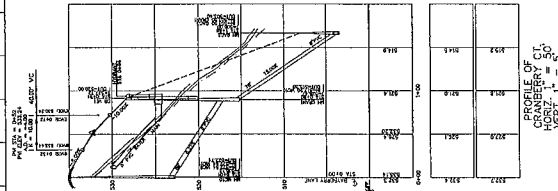
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	<u>THE GREENS AT CHESTER</u>
	<u>NEIGHBORHOOD "A" (PHASE 3)</u>

PROFILES  
DRAWING TITLE

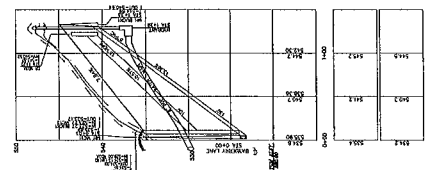
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# FOR HEALTH DEPARTMENT APPROVAL

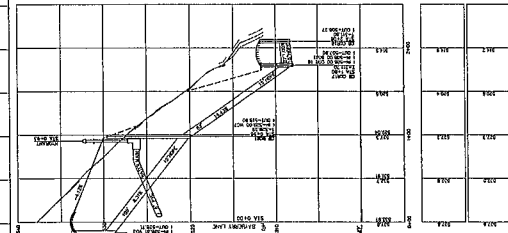
PROPOSED GRADE AT CL  
PROPOSED GRADE OVER PIPES  
EXIST. GRADE RIGHT EDGE OF PAVEMENT  
EXIST. GRADE LEFT EDGE OF PAVEMENT



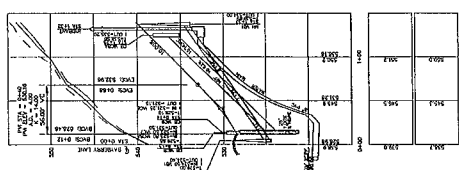
PROFILE OF  
HAYBERRY LANE  
HORIZ 1" = 50'



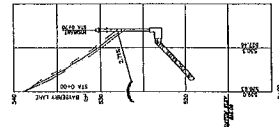
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LUCKTHORN CT.  
HORIZ. 1" = 50'  
VERT 1" = 5'



PROFILE OF  
BOXWOOD CT.  
ORIZ. 1" = 50'



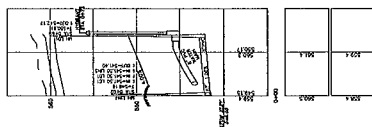
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BARBERRY CT  
HORIZ. 1" = 5'



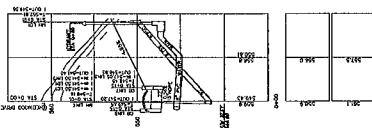
PROFILE OF  
AZALEA CT.  
HORIZ. 1" = 50'  
VERT. 1" = 5'



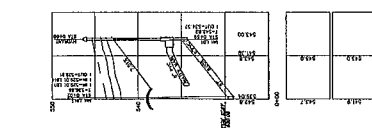




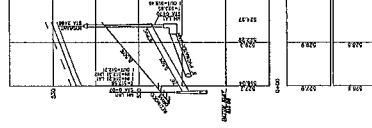
PROFILE OF  
ROSEWOOD CT.  
HORIZ. 1" = 50'  
VERT. 1" = 5'



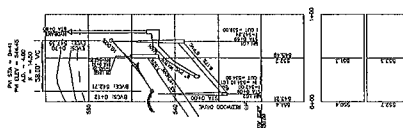
PROFILE OF  
SNOWBERT CT.  
HORIZ. 1" = 50'  
VERT. 1" = 5'



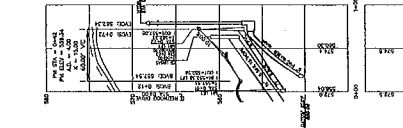
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RHODODENDRON CT.  
HORIZ. 1" = 50'  
VERT. 1" = 5'



PROFILE OF  
QUINCE CT.  
HORIZ. 1" = 50'  
VERT. 1" = 5'



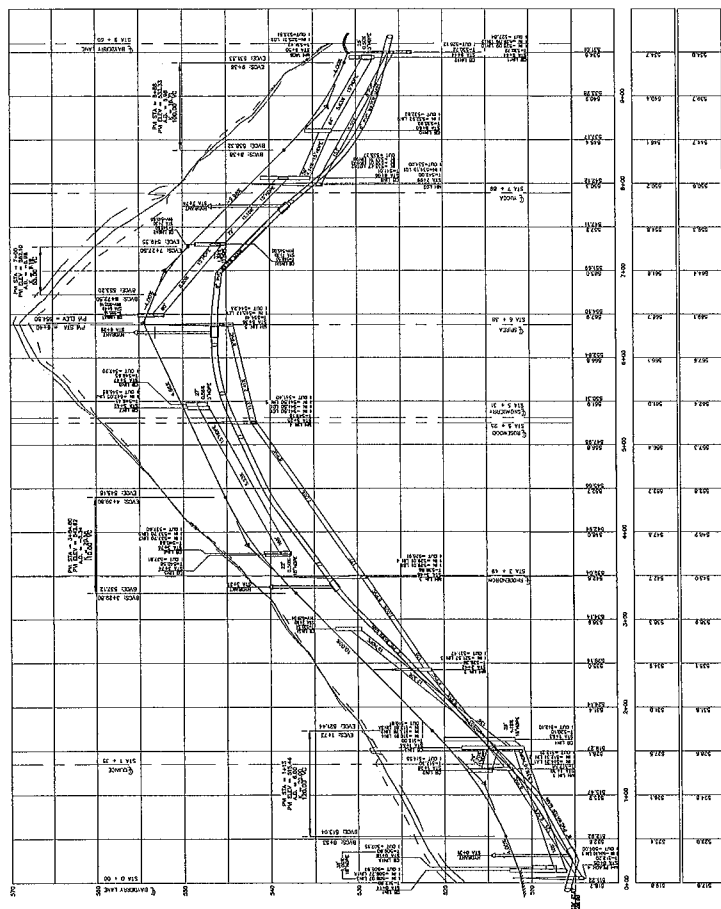
PROFILE OF  
YUCCA CT.  
HORIZ. 1" = 50'  
VERT. 1" = 5'



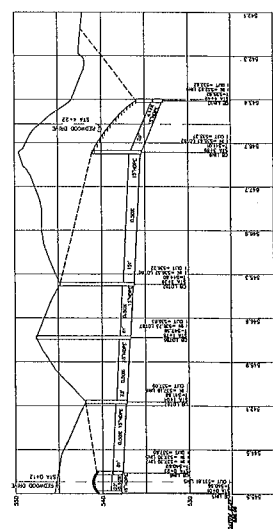
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VESPER CT.  
HORIZ. 1" = 50'  
VERT. 1" = 5'



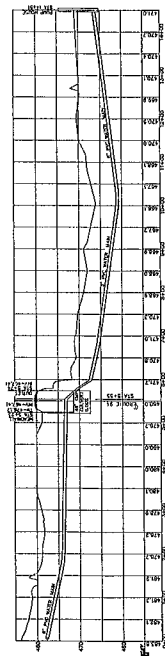
PROFILE OF  
SHIRENA CT.  
HORIZ. 1" = 50'  
VERT. 1" = 5'



PROFILE OF  
BAYBERRY LANE  
HORIZ. 1" = 50'  
VERT. 1" = 5'



PROFILE OF  
DRAINAGE EASEMENT BELOW  
ROAD  
HORIZ. 1" = 50'  
VERT. 1" = 5'



PROFILE OF  
WATER MAIN CONNECTING  
DRAINAGE EASEMENT TO  
SYSTEM AT BAYBERRY LANE  
HORIZ. 1" = 100'  
VERT. 1" = 10'

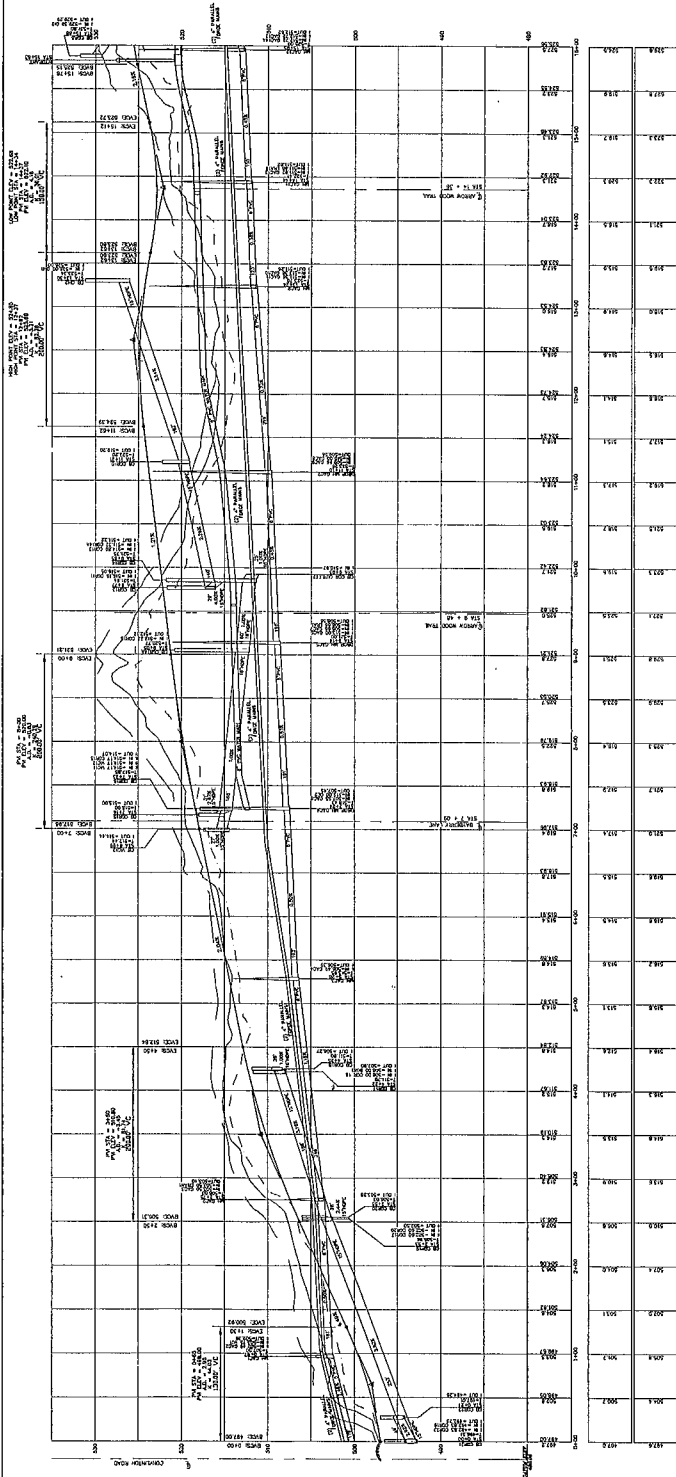
THIS PLAN APPROVED  
BY THE PLANNING BOARD OF THE  
TOWN OF CHESTER, NEW YORK  
ON 07/19/19  
METING ALL ZONING REQUIREMENTS  
SET FORTH UNDER THE SUBDIVISION LAWS  
DATE: 07/19/19  
TOWN CLERK

THIS SHEET CONTAINS PROFILES OF:  
ROSEWOOD DR. ROSEWOOD CT.  
SNOWBERT DR. SNOWBERT CT.  
RHODODENDRON CT. RHODODENDRON CT.  
QUINCE CT. QUINCE CT.  
YUCCA CT. YUCCA CT.  
VESPER CT. VESPER CT.  
SHIRENA CT. SHIRENA CT.  
BAYBERRY LANE. BAYBERRY LANE.  
DRAINAGE EASEMENT BELOW ROAD.  
WATER MAIN CONNECTING WELLS TO  
DRAINAGE SYSTEM AT BAYBERRY LANE.

THE GREENS AT CHESTER NEIGHBORHOOD A (PHASE 3)	
PROJECT TYPE: RESIDENTIAL SUBDIVISION	
PROJECT SITE: CHESTER, NEW YORK	
DATE: 07/19/19	
BY: [Signature]	
FOR: [Signature]	
SCALE: AS NOTED	
SHEET: 16 OF 20	

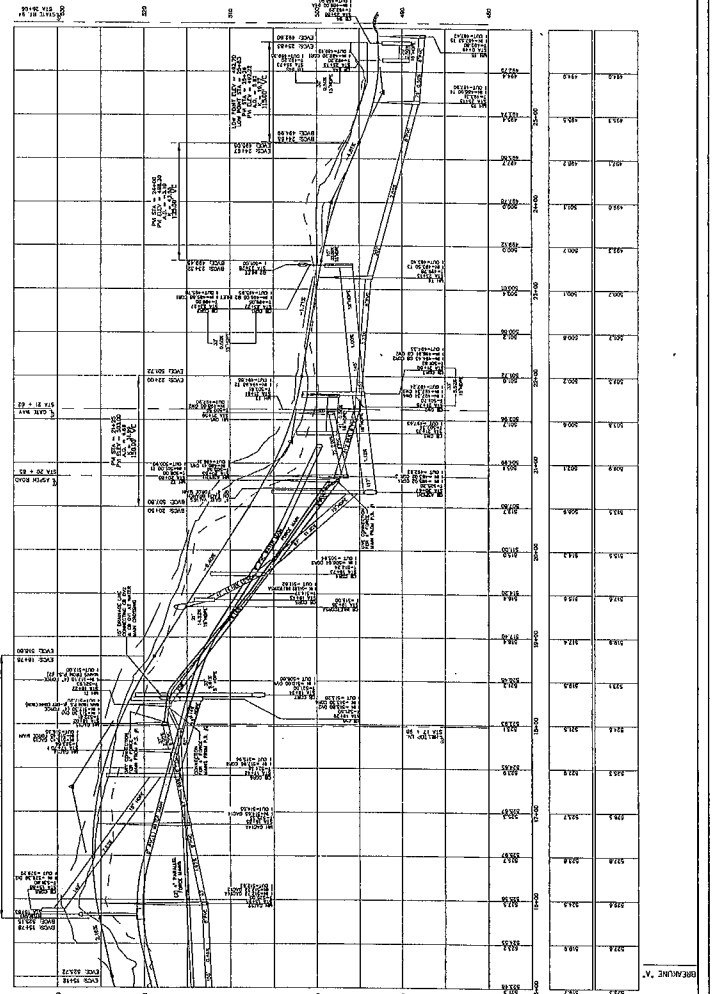


JOHN PETRONE P.E.  
NEW YORK STATE  
LICENSED PROFESSIONAL ENGINEER  
NO. 13456  
EXPIRATION DATE: 12/31/19  
OFFICE: 12345 MAIN ST., NEW YORK, NY 10001  
PHONE: (212) 123-4567  
FAX: (212) 123-4568  
EMAIL: john@jpetrone.com



ORIENTING V.

ORIENTING V.



THIS PLAN APPROVED  
BY THE PLANNING BOARD OF THE  
TOWN OF CHESTER, NEW YORK  
CHANCE COUNTY  
RECOMMENDING THE PROPOSED  
SUBDIVISION  
DATE: 7/19/19  
SIGNATURE: [Signature]  
CHAIRMAN

THE SUBDIVISION PROFILES OF:  
CHESTER GREENS ROAD

DATE	DESCRIPTION
3-18-15	REALTY TITLE, REMOVAL, CEMENTAL
5-1-15	PER AGREEMENT WITH STATE ROAD
5-1-15	REMOVED FOR USE OF ROAD 11-1-15
5-1-15	REMOVED FOR USE OF ROAD 11-1-15
5-1-15	REMOVED FOR USE OF ROAD 11-1-15

### THE GREENS AT CHESTER NEIGHBORHOOD "B" (PHASE 1)

TOWN OF CHESTER  
CHANCE COUNTY, NEW YORK

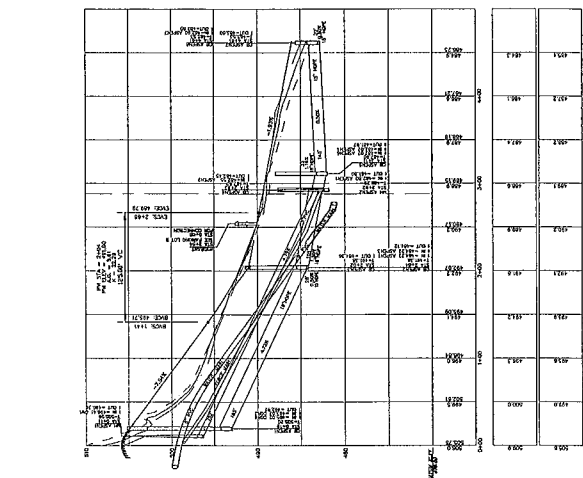
### REALTY SUBDIVISION PROFILES

PROJECT TITLE  
SUBMITTER  
DATE

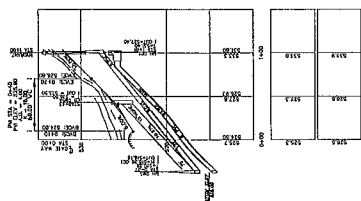
JOHN PETROCIONE P.E.  
135 N. MAIN ST.  
CHESTER, NY 12512  
PHONE: 518-351-1111  
FAX: 518-351-1112  
EMAIL: jpetrocione@petrocione.com

PROVIDED CHART AT 10  
EAST, GATE, RIGHT SIDE OF PAVEMENT  
EAST, GATE, LEFT SIDE OF PAVEMENT  
EAST, GATE, LEFT SIDE OF PAVEMENT

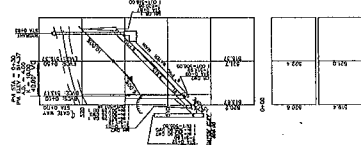




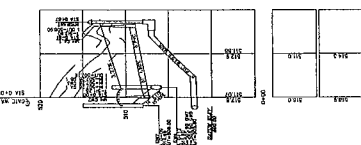
PROFILE OF  
ASPEN ROAD  
HORIZ. 1" = 50'  
VERT. 1" = 5'



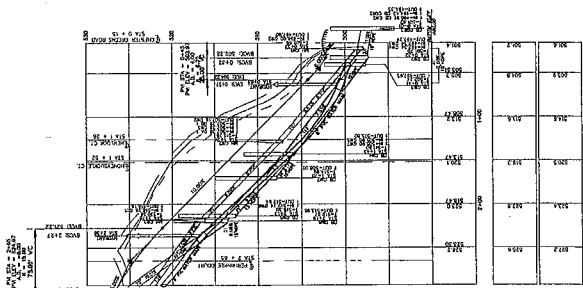
PROFILE OF  
PERIWINKLE CT.  
HORIZ. 1" = 50'  
VERT. 1" = 5'



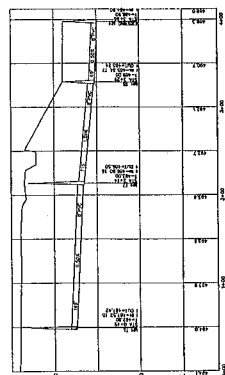
PROFILE OF  
HONEYUCKLE CT.  
HORIZ. 1" = 50'  
VERT. 1" = 5'



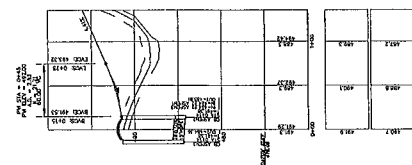
PROFILE OF  
HENLOCK CT.  
HORIZ. 1" = 50'  
VERT. 1" = 5'



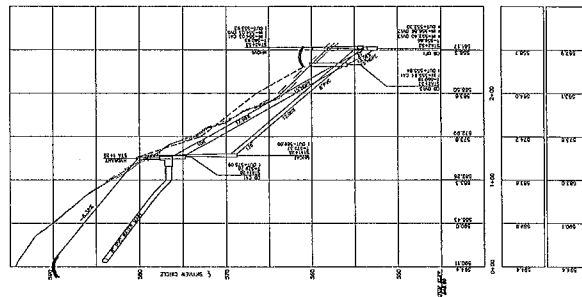
PROFILE OF  
CATE WAY  
HORIZ. 1" = 50'  
VERT. 1" = 5'



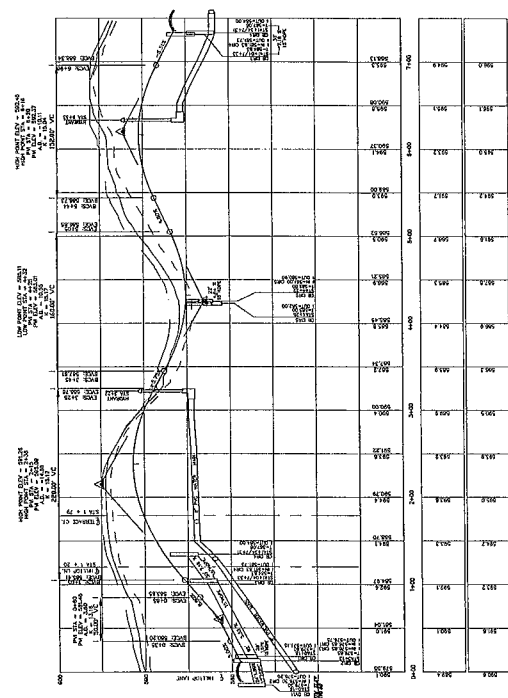
PROFILE OF  
SANITARY GAS PT. 04  
HORIZ. 1" = 50'  
VERT. 1" = 5'



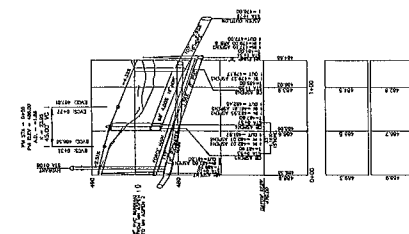
PROFILE OF  
PARKING LOT "A"  
HORIZ. 1" = 50'  
VERT. 1" = 5'



PROFILE OF  
TERRACE COURT  
HORIZ. 1" = 50'  
VERT. 1" = 5'



PROFILE OF  
SKYVIEW CIRCLE  
HORIZ. 1" = 50'  
VERT. 1" = 5'



PROFILE OF  
PARKING LOT "B"  
HORIZ. 1" = 50'  
VERT. 1" = 5'

THIS PLAN APPROVED  
BY THE BOARD OF SUPERVISORS  
TOWN OF CHESTER, NEW YORK  
MEETING ALL ZONING REQUIREMENTS  
DATE: 7/11/19  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

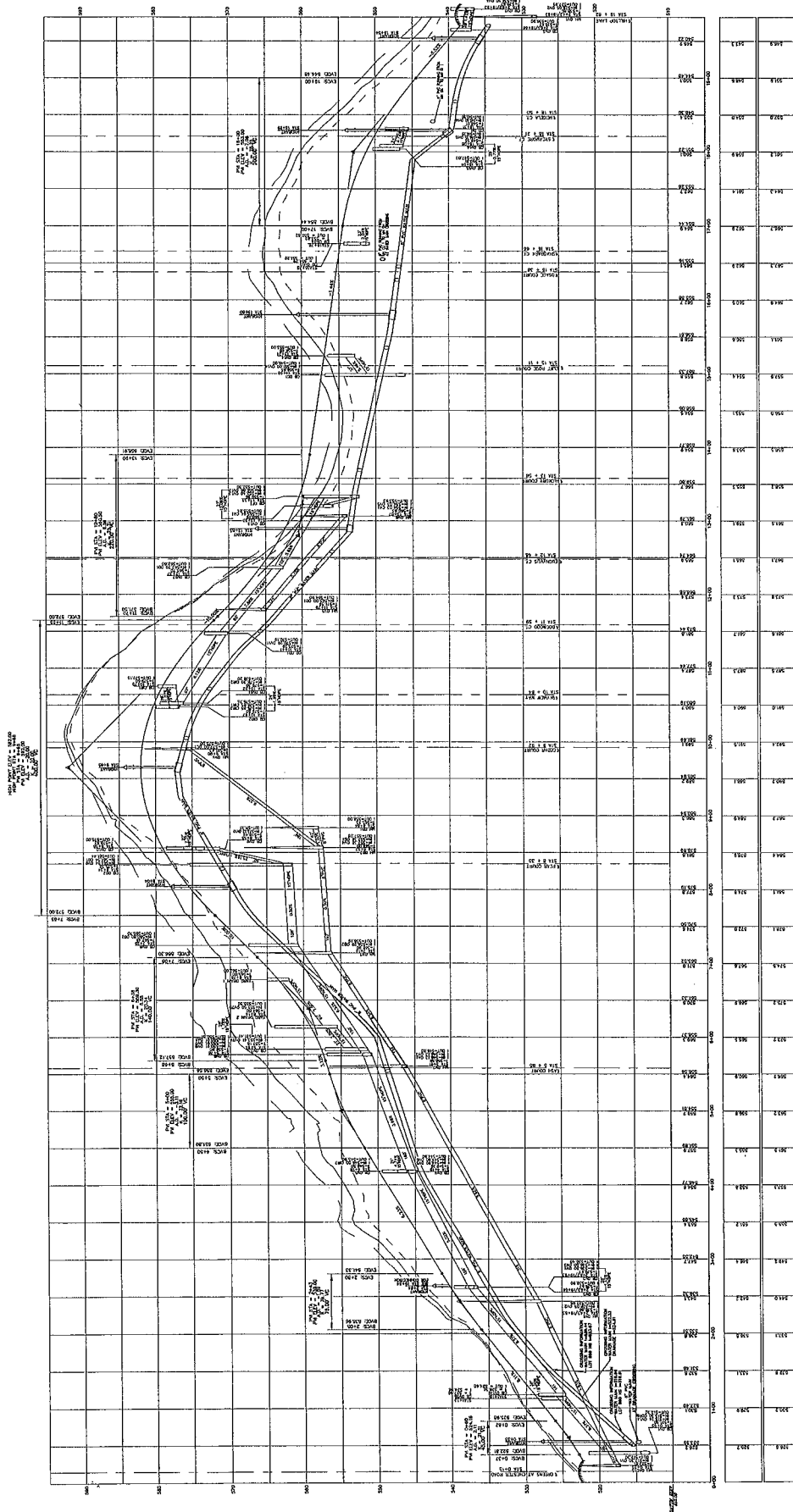
THIS SHEET CONTAINS PROFILES OF:  
HARBOUR CT.  
HARBOUR CT.  
HARBOUR CT.  
HARBOUR CT.  
HARBOUR CT.  
HARBOUR CT.  
HARBOUR CT.  
HARBOUR CT.  
HARBOUR CT.  
HARBOUR CT.

THE GREENS AT CHESTER  
NEIGHBORHOOD "B" (PHASE 1)  
REALTY SUBDIVISION  
PROFILES  
DATE: 7/11/19  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

JOHN PETROCCIONE P.E.  
N.Y. of N.Y.  
125 WEST 10TH STREET, SUITE 1000  
NEW YORK, N.Y. 10011  
PHONE: (212) 691-1000  
FAX: (212) 691-1001  
AS NOTED: [Signature]

FOR HEALTH DEPARTMENT APPROVAL  
[Signature]  
[Signature]

PROPOSED GRADE AT D.  
PROPOSED GRADE OVER PIPES  
EXISTING GRADE AT D.  
EXIST. CHASE LEFT SIDE OF PARKING  
EXIST. CHASE RIGHT SIDE OF PARKING



PROFILE OF  
HILLTOP LANE  
HORIZ. 1" = 50'  
VERT. 1" = 5'

THIS PLAN APPROVED  
BY THE PLANNING BOARD OF THE  
TOWN OF CHESTER, NEW YORK

SET BACKS UNDER THE ZONING BY-LAW  
MUST BE MAINTAINED  
DATE: 7/19/19  
DESIGNED BY: [Signature]  
CHECKED BY: [Signature]  
TOWN ENGINEER

THIS SHEET CONTAINS PROFILES OF:

HILLTOP LANE  
NEIGHBORHOOD 'B' (PHASE 1)  
DATE: 7/19/19  
DESIGNED BY: [Signature]  
CHECKED BY: [Signature]  
TOWN ENGINEER

FOR HEALTH DEPARTMENT APPROVAL

THE HEALTH DEPARTMENT HAS REVIEWED THE PROPOSED  
SUBDIVISION AND HAS NO OBJECTION TO THE SAME  
DATE: 7/19/19  
HEALTH DEPARTMENT

REALTY SUBDIVISION  
PROFILES

DATE: 7/19/19

PROJECT: [Signature]

OWNER: JOHN PETROCCIONE P.E.

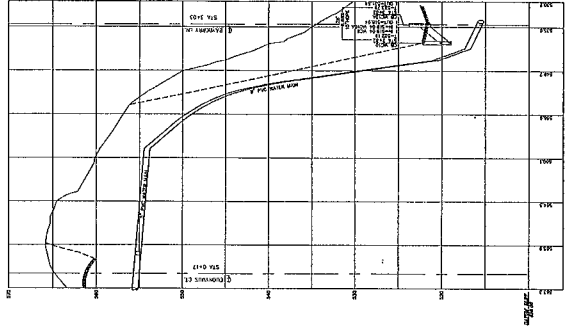
SCALE: 1" = 50'

AS NOTED

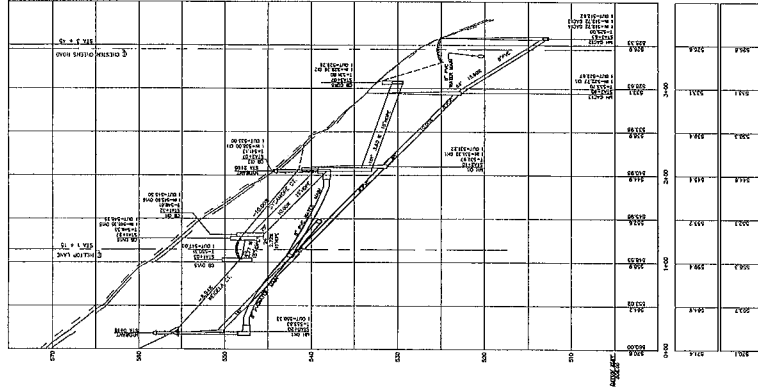
19 OF 20



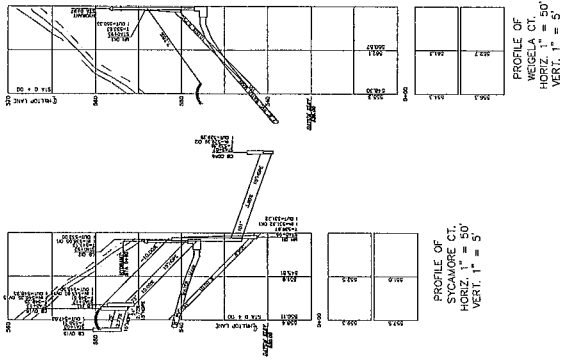




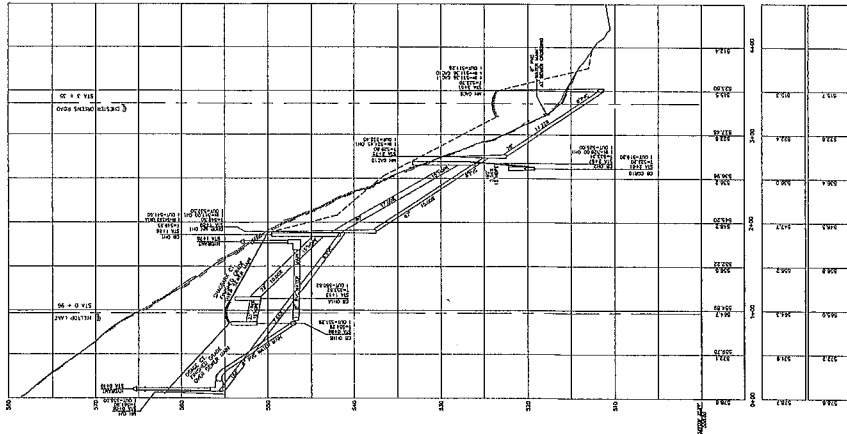
PROFILE OF  
WATER MAIN CONNECTIONS  
BETWEEN NEIGHBORHOODS "A" & "B"  
HORIZ. 1" = 50'  
VERT. 1" = 5'



PROFILE OF  
EASEMENT FROM  
WEGELA CT. OVER SYCAMORE CT. TO  
CHESTER GREENS ROAD  
HORIZ. 1" = 50'  
VERT. 1" = 5'



PROFILE OF  
WEGELA CT.  
HORIZ. 1" = 50'  
VERT. 1" = 5'



PROFILE OF  
EASEMENT FROM  
SYCAMORE CT. OVER  
WEGELA CT. TO  
CHESTER GREENS ROAD  
HORIZ. 1" = 50'  
VERT. 1" = 5'

THIS PLAN APPROVED  
DATE: 7/11/19  
BY: [Signature]  
TITLE: [Title]  
FOR: [Project Name]  
PROJECT: [Project Name]  
SHEET: [Sheet Number] OF [Total Sheets]

THIS SHEET CONTAINS THE  
DESIGN OF THE  
WATER MAIN CONNECTIONS  
BETWEEN NEIGHBORHOODS "A" & "B"  
AND THE EASEMENT FROM  
WEGELA CT. OVER SYCAMORE CT. TO  
CHESTER GREENS ROAD.  
THESE DESIGNS ARE SUBJECT TO  
THE REVIEW AND APPROVAL OF  
THE HEALTH DEPARTMENT.  
DATE: 7/11/19  
BY: [Signature]  
TITLE: [Title]

DATE: 7/11/19		PREPARED BY: [Name]	
DRAWN BY: [Name]		CHECKED BY: [Name]	
APPROVED BY: [Signature]		DATE: 7/11/19	
PROJECT: [Project Name]			
SHEET: [Sheet Number] OF [Total Sheets]			

FOR HEALTH DEPARTMENT APPROVAL

DATE: 7/11/19

BY: [Signature]

TITLE: [Title]

PROPOSED GRADE AT 0'

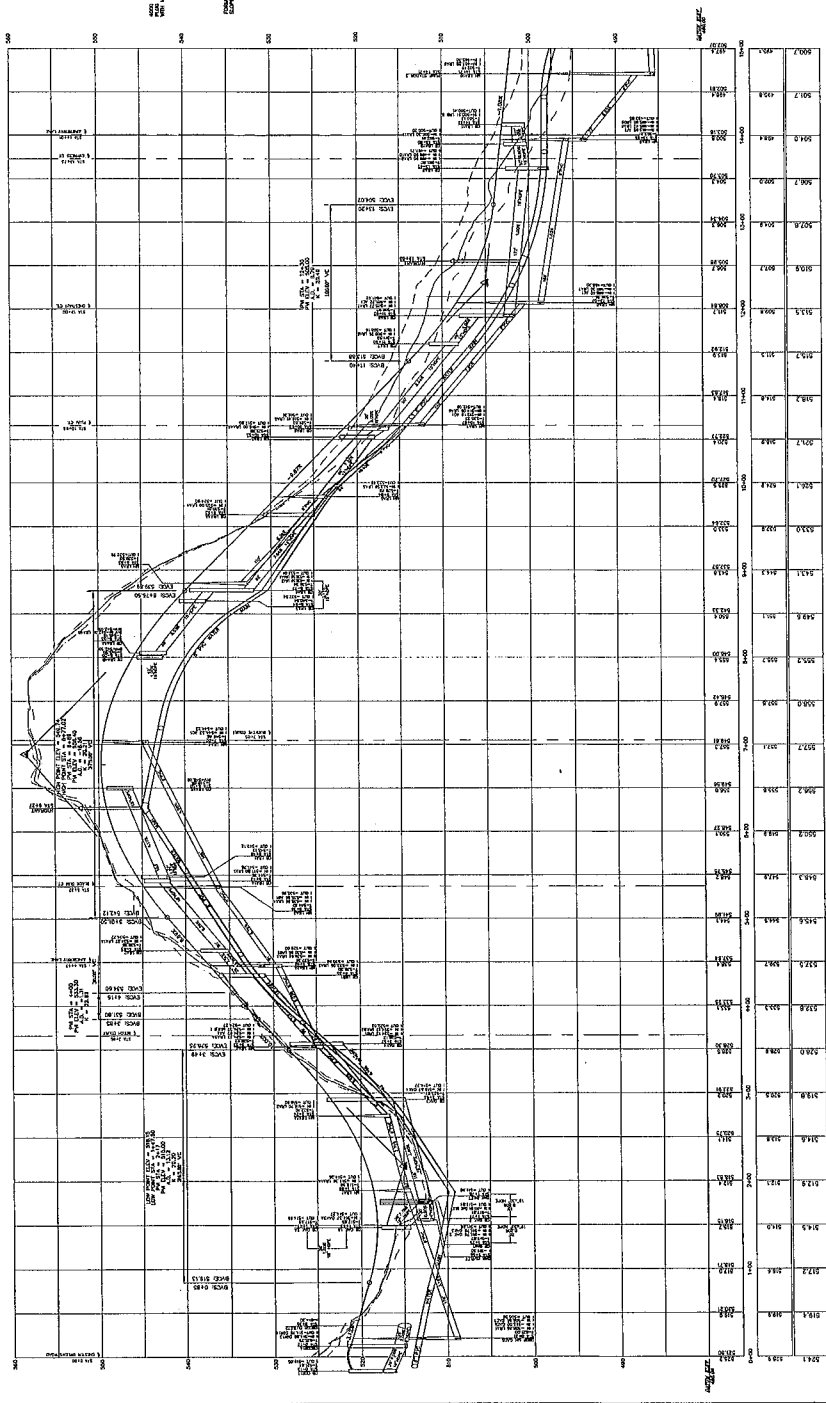
EXIST. GRADE RIGHT SIDE OF ROAD

EXIST. GRADE LEFT SIDE OF ROAD

DATE: 7/11/19

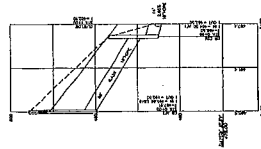
BY: [Signature]

TITLE: [Title]

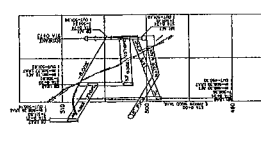


PROFILE OF  
ARROW WOOD TRAIL STATION 0+00 TO 15+00  
HORIZ. 1" = 50'  
VERT. 1" = 5'

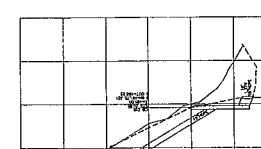
SEE REVISIONS OF PREVIOUS EDITIONS  
FOR CHANGES TO THIS PLAN



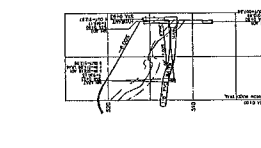
PROFILE OF  
CYPRESS CT.  
HORIZ. 1" = 50'  
VERT. 1" = 5'



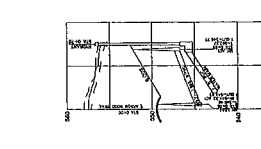
PROFILE OF  
CHESNUT CT.  
HORIZ. 1" = 50'  
VERT. 1" = 5'



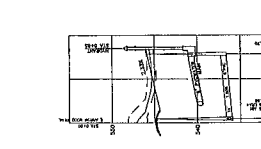
EASEMENT  
BETWEEN C18 & C19  
HORIZ. 1" = 50'  
VERT. 1" = 5'



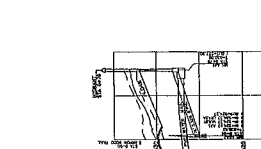
PROFILE OF  
PLUM CT.  
HORIZ. 1" = 50'  
VERT. 1" = 5'



PROFILE OF  
BLUEKEYE CT.  
HORIZ. 1" = 50'  
VERT. 1" = 5'



PROFILE OF  
BLACK GUM CT.  
HORIZ. 1" = 50'  
VERT. 1" = 5'



PROFILE OF  
BEECH CT.  
HORIZ. 1" = 50'  
VERT. 1" = 5'

PROPOSED GRADE AT CL  
EXISTING GRADE AT CL  
EXISTING GRADE AT CL  
EXIST. GRADE LEFT SIDE OF PAVEMENT

THIS SHEET CONTAINS PROFILES OF:  
ARROW WOOD TRAIL (FROM CL TO 15+00)  
CYPRESS CT.  
CHESNUT CT.  
PLUM CT.  
BLUEKEYE CT.  
BLACK GUM CT.  
BEECH CT.

2+10-15 1" = 50' HORIZ. 1" = 50' VERT. 1" = 5'  
2+10-15 1" = 50' HORIZ. 1" = 50' VERT. 1" = 5'  
2+10-15 1" = 50' HORIZ. 1" = 50' VERT. 1" = 5'  
2+10-15 1" = 50' HORIZ. 1" = 50' VERT. 1" = 5'

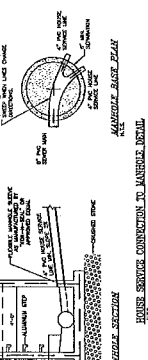
THE GREENS AT CHESTER  
NEIGHBORHOOD 'C' (PHASE 2)

REALTY SUBDIVISION  
PROFILES

JOHN PETROCIONE P.E.  
100 N. 10TH ST.  
SUITE 100  
DALLAS, TX 75201  
PHONE: 214-762-7700  
FAX: 214-762-7700  
EMAIL: JP@REALTYPROFILES.COM

DATE: 07/19/19  
BY: JPP  
CHECKED: JPP  
APPROVED: JPP

DATE: 07/19/19  
BY: JPP  
CHECKED: JPP  
APPROVED: JPP



MANHOLE SECTION

MANHOLE BASE PLAN





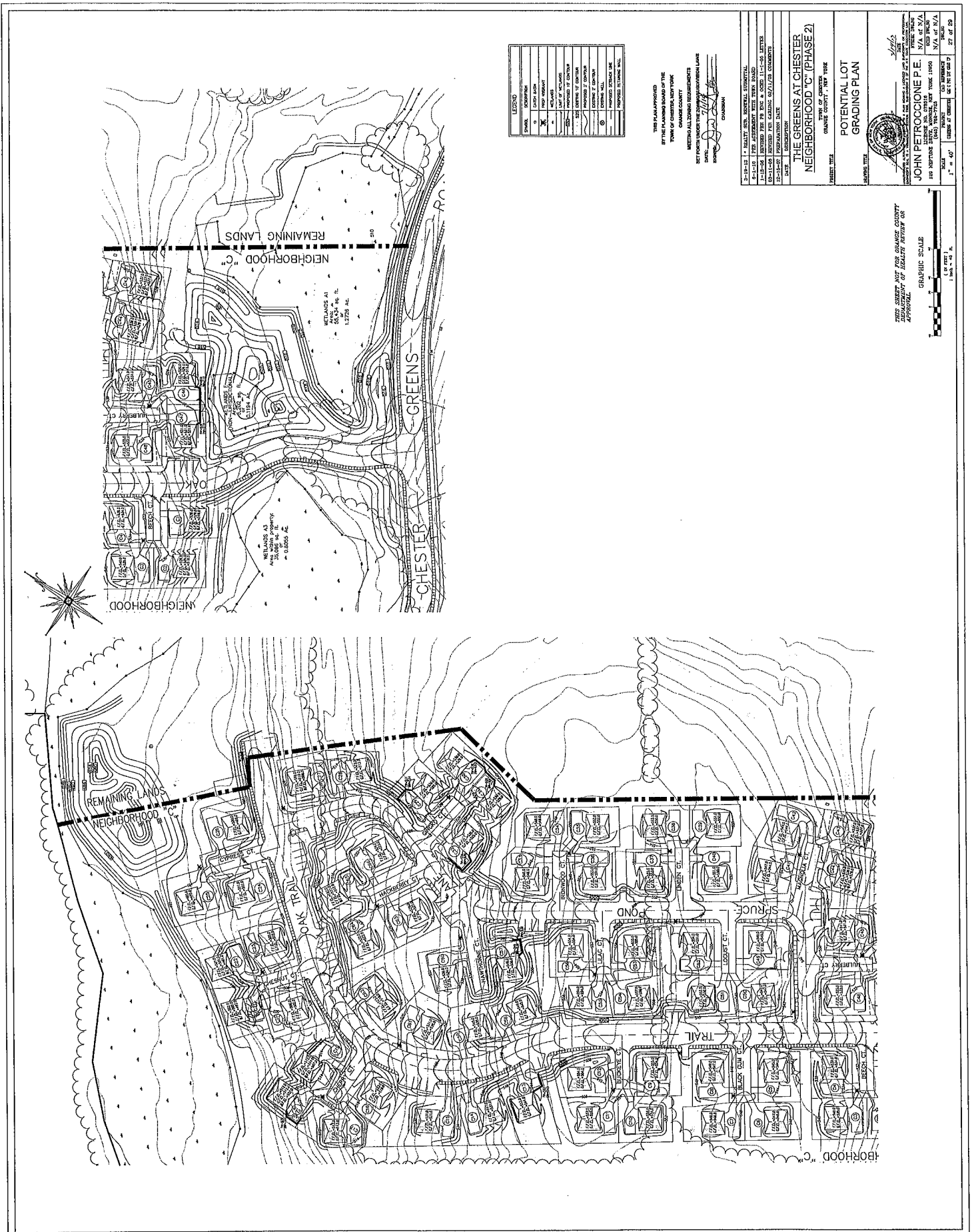




















# THE GREENS AT CHESTER

## PHASES 4 & 5

### THE GREENS AT CHESTER NEIGHBORHOODS 'D' & 'E' (PHASES 4 & 5)

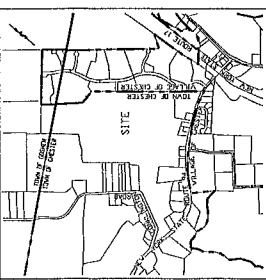
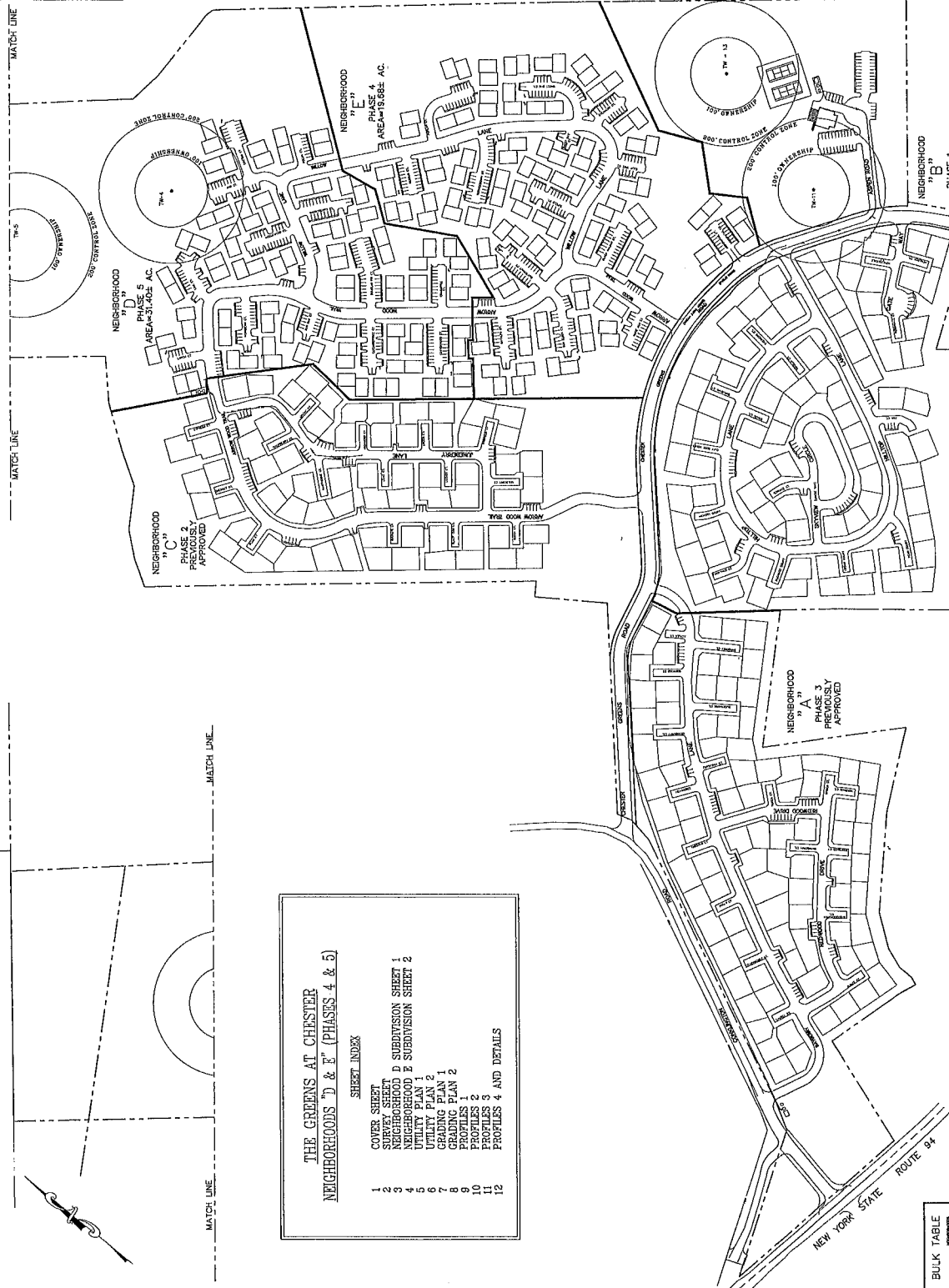
#### SHEET INDEX

- 1 COVER SHEET
- 2 SURVEY SHEET
- 3 NEIGHBORHOOD D SUBDIVISION SHEET 1
- 4 NEIGHBORHOOD E SUBDIVISION SHEET 2
- 5 UTILITY PLAN 1
- 6 UTILITY PLAN 2
- 7 GRADING PLAN 1
- 8 GRADING PLAN 2
- 9 PROFILES 1
- 10 PROFILES 2
- 11 PROFILES 3
- 12 PROFILES 4 AND DETAILS

BULK TABLE	
ATTACHED	DATE
PHASE 4	07/19/19
PHASE 5	07/19/19
PHASE 6	07/19/19
PHASE 7	07/19/19
PHASE 8	07/19/19
PHASE 9	07/19/19
PHASE 10	07/19/19
PHASE 11	07/19/19
PHASE 12	07/19/19



NOTE: THE GREENS AT CHESTER, PHASES 4 & 5, ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) AND THE NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE (DTF). THE DEC REVIEW IS REQUIRED FOR ALL PHASES OF THE PROJECT, AND THE DTF REVIEW IS REQUIRED FOR PHASES 4 & 5. THE DEC REVIEW IS REQUIRED FOR ALL PHASES OF THE PROJECT, AND THE DTF REVIEW IS REQUIRED FOR PHASES 4 & 5.



#### GENERAL NOTES

1. THE GREENS AT CHESTER, PHASES 4 & 5, ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) AND THE NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE (DTF). THE DEC REVIEW IS REQUIRED FOR ALL PHASES OF THE PROJECT, AND THE DTF REVIEW IS REQUIRED FOR PHASES 4 & 5.
2. THE DEC REVIEW IS REQUIRED FOR ALL PHASES OF THE PROJECT, AND THE DTF REVIEW IS REQUIRED FOR PHASES 4 & 5.
3. THE DEC REVIEW IS REQUIRED FOR ALL PHASES OF THE PROJECT, AND THE DTF REVIEW IS REQUIRED FOR PHASES 4 & 5.
4. THE DEC REVIEW IS REQUIRED FOR ALL PHASES OF THE PROJECT, AND THE DTF REVIEW IS REQUIRED FOR PHASES 4 & 5.
5. THE DEC REVIEW IS REQUIRED FOR ALL PHASES OF THE PROJECT, AND THE DTF REVIEW IS REQUIRED FOR PHASES 4 & 5.
6. THE DEC REVIEW IS REQUIRED FOR ALL PHASES OF THE PROJECT, AND THE DTF REVIEW IS REQUIRED FOR PHASES 4 & 5.
7. THE DEC REVIEW IS REQUIRED FOR ALL PHASES OF THE PROJECT, AND THE DTF REVIEW IS REQUIRED FOR PHASES 4 & 5.
8. THE DEC REVIEW IS REQUIRED FOR ALL PHASES OF THE PROJECT, AND THE DTF REVIEW IS REQUIRED FOR PHASES 4 & 5.
9. THE DEC REVIEW IS REQUIRED FOR ALL PHASES OF THE PROJECT, AND THE DTF REVIEW IS REQUIRED FOR PHASES 4 & 5.
10. THE DEC REVIEW IS REQUIRED FOR ALL PHASES OF THE PROJECT, AND THE DTF REVIEW IS REQUIRED FOR PHASES 4 & 5.
11. THE DEC REVIEW IS REQUIRED FOR ALL PHASES OF THE PROJECT, AND THE DTF REVIEW IS REQUIRED FOR PHASES 4 & 5.
12. THE DEC REVIEW IS REQUIRED FOR ALL PHASES OF THE PROJECT, AND THE DTF REVIEW IS REQUIRED FOR PHASES 4 & 5.

#### THIS IS A PRELIMINARY

WITH THE PLANNING BOARD OF THE

GRANGE COUNTY

REPRESENTATIVE SIGNATURE

DATE: 07/19/19

BY: [Signature]

CHIEF ENGINEER

DATE: 07/19/19

BY: [Signature]

CHIEF ENGINEER

DATE: 07/19/19

BY: [Signature]

CHIEF ENGINEER

DATE: 07/19/19

BY: [Signature]

CHIEF ENGINEER

DATE: 07/19/19

BY: [Signature]

CHIEF ENGINEER

DATE: 07/19/19

BY: [Signature]

CHIEF ENGINEER

DATE: 07/19/19

BY: [Signature]

CHIEF ENGINEER

**GENERAL NOTES.**





